

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 5 FEBRUARY 2005**

PRESENT Cllr Mrs Bickley – in the chair
Cllrs JS Clark, Johnston, Mrs Lord, McMurray, Mrs Mason
Also 12 members of the public

APOLOGIES Cllrs Mrs Cruse, Pasley

The chairman informed members that after the agenda had been prepared a number of residents had contacted the clerk about application 05/P/0105/F 38 Hillcrest Road and that this would now also be considered at the meeting.

PUBLIC PARTICIPATION

Standing orders were suspended to allow members of the public to address the Committee

38 Hillcrest Road (05/P/0105/F)

Mr Carey 14 Seaview Rd provided councillors with photos to show how the increased ridge height would affect him and his neighbours along Seaview Road. He felt that it was out of proportion with the rest of Hillcrest Road and would be the only property with a dormer window at the back.

Mr Bowering of 40 Hillcrest Road presented councillors with an elevations plan showing that the height of the roof would be more than doubled. The new works were to the south-west of his property and garden. The loss of sunlight, and warmth, would have a detrimental effect on his study, kitchen, conservatory and patio. The proposed building will change the character of that part of Redcliffe Bay and set an undesirable precedent for upward development.

Seawards, Esplanade Road (05/P/0084/F)

Mr Jenkins, the applicant informed the committee that he had discussed amending his proposals with NSC to deal with the objections raised by neighbours. The side window of the bedroom would be bricked up and faced with glass, the sill would be raised to be in line with existing windows. He gave the chairman a copy of the email sent to Ben Lewis setting out the changes which would be formally submitted early this week. The neighbours indicated that the amendments were acceptable.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Cllr Mrs Bickley

- Prejudicial interest Planning Application 05/P/0119/F
16 & 16A Glenwood Rise, Portishead
Three bedroom first floor extension above 16 & 16A Glenwood Rise
Reason: the property lies across the road from her home

Cllr Johnston

- Personal interest Planning Application 05/P/0119/F
16 & 16A Glenwood Rise, Portishead
Three bedroom first floor extension above 16 & 16A Glenwood Rise
Reason: acquainted with neighbour at 17 Glenwood Rise

All councillors present

- Personal interest in Planning Application 05/P/0145/F
Eden Cottage, 7 Beach Hill, Portishead
Modification of approved two storey extension including alterations to the roof and the position of French doors in the side (east) elevation, retention of log store to side (east) of dwelling; retention of trellis/fence panels and erection of additional trellis/fence panels on eastern boundary
Reason: Acquainted with owner – fellow councillor.

Declaration by member who will be serving on both the Town and District Council

Councillor Johnston stated that any views he expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. He would be exercising his rights to reconsider the matter afresh when the matter went before North Somerset Council.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

The committee first considered the application for 38 Hillcrest Road which was of interest to members of the public who had attended the meeting.

05/P/0105/F 38 HILLCREST ROAD, PORTISHEAD

New roof to existing dwelling to provide extra accommodation and construction of new garage.

The committee discussed the points that had been made by neighbours and particularly the trend towards breaching the design principles that had been established when the Redcliffe Bay hillside was first developed. These had shown a regard for the opportunities of looking across the estuary to Wales, with lower properties having a roofline sympathetic to the views of those living higher up the slope. Applications such as this one could set a worrying precedent. Members were also concerned about the effect on the neighbour at no. 40 Hillcrest Road. Rebuilding of the garage was acceptable.

Recommend REFUSAL because of the effect on the character of the neighbourhood, the unacceptable impact on residents of Seaview Road and the loss of amenity to the immediate neighbour.

05/P/0084/F SEAWARDS, ESPLANADE ROAD, PORTISHEAD

Replace door with a window on the front elevation and replace approved first floor balcony on rear elevation with windows. (Amendments to planning approval 03/P/1150/F)

The committee noted the changes to the submitted application proposed by the applicant and

Recommend APPROVAL for the application, provided that the changes outlined to members and listed below are incorporated.

- The side window of the bedroom would be bricked up and faced with glass,
- the sill would be raised to be in line with existing windows.

05/P/0005/F

4 MEAD ROAD, PORTISHEAD

Two storey side extension

Members noted that at some future time the extension could become a separate dwelling, but felt that the plot size could accommodate this, the highways access was acceptable.

Recommend APPROVAL.

05/P/0097/F

HARBOUR ROAD TRADING ESTATE, PORTISHEAD

05/P/0132/ADV

Construction of industrial building with associated offices, landscaping, fencing, hardstanding. Also advertisement consent for the same development.

Members were pleased to see another business moving onto this site. They felt that a small amenity area for employees could be provided alongside the rhyne, which is scheduled to be developed as a linear park. The positioning of the signs seemed a little strange, but the design was liked.

Recommend APPROVAL for both applications.

05/P/0104/F

THE ASHLANDS, PORTISHEAD

Variation of condition 5 on application 00/P/1844/OT2 to enable construction of no more than 1650 dwellings on the Ashlands, Portishead

The committee noted that the approved densities for areas 1,2 and 6 were towards the top end of the range, and that 150 extra dwellings added to the remaining allocation (472) was in fact a 32% increase overall for areas 3, 4 and 5. The chairman produced figures to show that had slightly lower densities been established for areas 1,2 and 6 then the unallocated numbers would have been sufficient to fulfil the expected densities on areas 3,4 and 5. The committee were concerned that even now, with only a few of the 1500 houses occupied, traffic unpredictability led to stressful journeys for commuters.

PQC have said that 10% of the extra units would be affordable and 10% market entry (<750sq.ft). They stated that their analysis showed that the highways changes already agreed to be implemented would be more than enough to absorb the extra car journeys. They disputed the financial contribution to be made in respect of extra educational provision.

Recommend REFUSAL. The Committee do not find the current forecast transport levels acceptable; the present suggested remedies are insufficient so any more housing will exacerbate the situation.

The committee also recommend that:

Portishead & North Weston Town Council write to David Turner, Director of Development & Environment, expressing its great concern that at a recent meeting councillors were not informed that there were ongoing negotiations over increasing the numbers of dwellings to be built on the Ashlands, and that we were, in fact, told that there would be no increase.

**05/P/0116/RM 4 ACRE SITE, LAND ADJACENT TO
72 BRISTOL ROAD, PORTISHEAD**

B1 Office development complete with associated parking

The changes to the design and landscaping were noted, but overall members felt that their previous comments and concerns had not been addressed and:

Recommend REFUSAL

- Highways access is difficult at this point
- Potential security problems outside office hours

The committee also regret that no residential use is proposed and that no outside amenity area is shown. Development of this site gives NSC the possibility, through planning obligations, of creating a public footpath/cycle route alongside Portbury Ditch *see Guide for Developers – Forest of Avon, Consultation Draft*.

05/P/0117/RM PHASE 1, AREA 2, CREST 3, THE ASHLANDS, PORTISHEAD

73 Dwellings and associated highways infrastructure and landscaping

After discussion of the various features and variety of housing proposed, the committee would still like to see a greater proportion of Excellent Eco-rated homes.

Recommend APPROVAL.

It is noted that there are no natural features of interest on the site and ask that where possible semi-mature trees are planted, possibly within back gardens, to provide an “established” feel to the area.

Cllr Bickley left the room before discussion of the following item.

05/P/0119/F 16 & 16A GLENWOOD RISE, PORTISHEAD

Three bedroom first floor extension above 16 & 16A Glenwood Rise

Members noted that neighbours would be objecting to this application. It could set a precedent and completely change the street scene which had been carefully thought-out when the five lower houses were built. It was considered that the loss of views, mostly at an angle, was not a planning consideration and would not hold up on appeal.

Recommend APPROVAL.

05/P/0134/F 51 BRISTOL ROAD, PORTISHEAD

Conversion of house to 2 no. flats and erection of new building to form 2 flats

After the meeting the chairman was contacted by a local resident who stated that he and other neighbours were concerned that granting this application would lead to cars being parked along the access road to the 37 garages behind Bristol Road. He also indicated that there were concerns about the potential for excessive numbers of tenants.

Members were concerned that the parking spaces at the rear could lead to a loss of security for the building and that there could be indiscriminate parking on the Bristol Road garages access lane.

Recommend APPROVAL, but no parking to be allowed on the access lane.

05/P/0145/F

EDEN COTTAGE, 7 BEACH HILL, PORTISHEAD

Modification of approved two storey extension including alterations to the roof and the position of French doors in the side (east) elevation, retention of log store to side (east) of dwelling; retention of trellis/fence panels and erection of additional trellis/fence panels on eastern boundary

Recommend APPROVAL.

05/P/0147/F

2 THE GARSTONS, PORTISHEAD

Two storey front extension

Members were concerned that the single windows and render finish of the proposed new front elevation would considerably change the street scene. The extension would come forward of the building line but this was not felt to be a problem.

Recommend APPROVAL but ask that the new elevation is in keeping with the neighbouring properties.

PLANNING APPLICATION AMENDMENTS

04/P/0331/F

FORMER COUNCIL DEPOT, BRAMPTON WAY

04/P/0332/F

PORTISHEAD

Erection of 2/3 storey block of 54 apartments for the retired together with resident's lounge, guest suite and Estate Managers office and parking provisions. Relocation of former fire station and demolition of all other former depot buildings

It was noted that the "balconies" were a purely decorative feature and that the reduction to 52 apartments would improve the parking ratio. Members welcomed the additional features on the blank side gables and the increased distances from the southern and eastern boundaries. They felt that a central higher block lent interest to the front elevation. The chairman referred to a letter received by the clerk following the previous recommendation for refusal.

- Emergency vehicles will not need to enter the premises.
- The window-to-window distances between High St houses and the apartments will be about 40m, and on the other side Hallett's Way residents will be further away than the 21m guidelines.
- Experience at other similar developments showed that many residents gave up their car once they realised how close they were to shops and other facilities
- The central ridge height of 10.7m was less than St Peter's Lodge

Recommend APPROVAL of the application with the submitted changes.

OTHER PLANNING MATTERS

PLANNING AND THE FOREST OF AVON A Guide for developers (Consultation Draft)

Recommendation

Portishead & North Weston Town Council support the principles set out in the guide and particularly commend the illustrative proposals as providing specific examples of improvements that can be made.

There being no further business the chairman declared the meeting closed at 12.30pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/3311/F	10a Beach Road East Portishead	Single storey extension to end and rear elevations	No objections	Approval
04/P/3329/F	61 Wetlands Lane Portishead	Front porch	No objections	Approval
04/P/3335/F	47 Avon Way Portishead	Kitchen extension	No objections	Approval
04/P/3337/F	21 Brock End Portishead	Conversion of ground floor garage into dining room. Remove garage door and install window etc	Note that there are two off-road parking spaces on driveway	Approval
04/P/3340/F	Hydrex Training Ground Harbour Road Portishead	17.5 metre telecoms mast with 3 antennae, 2 no microwave dishes, ancillary associated equipment and housing	No objections	Approval
04/P/3360/F	Land adjoining 24 Beechwood Road Portishead	Erection of a dwelling	No objections	Approval
05/P/0001/F	Colston Cottage 41 West Hill, Portishead	Erect storage shed	No objections	Approval
05/P/0023/F	3a Woodhill Road Portishead	Demolition of existing garage/utility and construction of new storey extension with new garage		Approval of extension but are concerned that the large balcony will cause a considerable loss of privacy to 3 Woodhill Road

05/P/0028/F	29 The Bramleys The Vale, Portishead	Single to double garage	No objections	Approval
05/P/0031/F	80 Badger Rise Portishead	Conservatory to rear (lean to) 5.4m wide x 3.0m projection	No objections	Approval subject to no valid objections from neighbours
05/P/0033/F	70 Brampton Way Portishead	Single storey rear extension	No objection	Approval
05/P/0037/ADV	9 the Precinct Portishead	Advertisement consent	No objections	Approval but note that no lettering shown
05/P/0049/F	40 Rippleside Portishead	Erection of conservatory to rear of dwelling	No objections	Approval
05/P/0068/F	18B Hillcrest Road Portishead	Proposed new roof structure with attic accommodation	No objections	Approval
05/P/0105/F	38 Hillcrest Road Portishead	New roof to existing dwelling to provide extra accommodation and construction of new garage	No objections	Approval
05/P/0109/F	239 Down Road Portishead	Rear extension to form utility room with WC and enlarged dining room	No objections	Approval
05/P/110/F	32 Beechwood Road Portishead	Proposed single storey rear extension to form 2 additional bedrooms with en-suite facilities	No objections	Approval
05/P/0136/F	20 Down Road Portishead	Single storey extension and loft space extension	No objections	Approval subject to no valid objections from neighbours
05/P/0140/F	28 Conference Avenue Portishead	Two storey side extension	No objections	Approval

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/1407/F	Brackenwood Garden Centre Site Nore Road Portishead	Demolition of existing dwelling buildings and development of 14 dwellings and garage building <i>(Amendment dated 21 December 2005, comprising footway located on west side of proposed access road instead of on the east side as shown in the submitted/planning application)</i>	No objections	Approval
04/P/2825/RM	Block N Dock and Dockside Portishead Quays Portishead	Submission of reserved matters of external appearance, means of access, siting and landscaping for the erection of 38 apartments and townhouses including a single storey ancillary unit (class A3) with landscaping, car parking and associated infrastructure pursuant to outline permission 00/P/1846/O <i>(Amendment dated 10 January 2005 comprising alterations to the colonnade, privacy screens, security gates and landscaping)</i>	<ul style="list-style-type: none"> • Not clear if timber infill panel is retained on gates/railings • Materials list still includes canvas screen between apartments – but detailed drawings show etched glass 	Approval: Recessing of retail units and other changes
04/P/3312/F	1 Winford Close Portishead	Erection of a two storey side extension <i>(Amendment dated 28 January</i>	No objections	Approval

		<i>2005 comprising – positioning of the windows and doors previously missing from the drawings. Also included is clarification of the correct positioning of the staircase)</i>		
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WORKS TO TREES APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN IN CONJUNCTION WITH THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/3348/TPO	6 Harmony Drive Portishead	Trim back overhang from no 6 to boundary fence Beech/Horse Chestnut/Silver Beech and evergreen foliage	Minimal shortening of branches only	Approval
05/P/0122/F	Colonial Rise Charlcombe Park Portishead	Pine trees x 2 Fell		Approve only if Tree Officer is satisfied that root damage has affected the viability of trees. Replacements with appropriately sized specimens as soon as possible
05/P/0078/TPO	5 Fircliff Park Portishead	Works to trees G3 <ul style="list-style-type: none"> Ash – T 1 -Reduce by approx 35% Sycamore - T2- Reduce by approx 35% 	The Ash looks as if it was pruned recently (last year?) as there is a lot of new growth from the ends of the cut branches. Reduction by 35% would be very drastic involving removal of major branches. The Sycamores are not very shapely, and it is difficult to	Refusal of 35% reduction Recommend Refusal of 25% reduction but

		approx 35% <ul style="list-style-type: none"> • Sycamore- T3- Reduce by 25% removing long leader and lifting to approx 5m • Sycamore T4 – Rebalance by reducing by up to 35% 	see which the “leaders” are.	recognise that some work may be necessary to restore balance.
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OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEAL

04/P/0967/F 63 WOODHILL ROAD, PORTISHEAD

Increase off street parking adjacent to Battery Lane from 2 spaces (as approved under 01/P/2032/F) to 4 spaces. Increase width and height of rear wall under 01/P/2032/F

It was noted that notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision of North Somerset Council to refuse planning permission for the above application. A copy of the appeal decision has been requested.